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TRANSFER
TAX
PAID

WARRANTY DEED

Know All Men By These Presents

006193

That DANIEL H. PINNETTE of Waterville in the County of Kennebec and State of Maine in consideration of ONE DOLLAR (\$1.00) and other valuable consideration paid by LARRY SACHS and ANITA SACHS both of Waterville in the County of Kennebec and State of Maine and ROGER ST. AMAND of Winslow in the County of Kennebec and State of Maine, the receipt whereof I do hereby acknowledge, do hereby GIVE, GRANT, BARGAIN, SELL AND CONVEY unto the said LARRY SACHS, ANITA SACHS and ROGER ST. AMAND, as tenants in common, their heirs and assigns forever;

A certain lot or parcel of land situate in Waterville, County of Kennebec and State of Maine, being more particularly bounded and described as follows, to wit:

Being Lot #5 as shown on a Survey Plan entitled "Coolidge Street Subdivision" prepared by Rowe and Wendell dated May 1987 and recorded in the Kennebec County Registry of Deeds on June 12, 1987, in Plan File D-87097. This Lot contains 91,070 square feet.

Also conveyed herewith is a right of way in common with others for purposes of ingress and egress to and from the above described lot to Washington Street.

The above described premises are conveyed subject to the following restrictions which shall run with the land and be binding upon the Grantees herein and their successors and assigns:

1. That said land shall be used only for residential purposes and not more than one residence and the outbuildings thereof, such as a garage, shall be allowed to occupy said land or any part thereof at any time, nor shall said lots be subdivided or sold or leased in parcels, nor shall any building at any time situate on said land be used for business or manufacturing purposes; that no outbuilding shall be occupied as a residence prior to the construction of the main building.
2. That no house for more than one family and costing less than forty thousand (\$40,000.00) dollars shall be built on said land, and no building, including garages shall be erected or placed on any part of said land within thirty (30) feet of the street and within ten feet from any boundary line.
3. That no placards or advertising signs, other than such as relate to the sale or leasing of said lots, shall be erected or maintained on said lots or any building thereon.
4. That no fences or construction of any kind, other than a dwelling shall at any time be erected in any position to interfere with the view from residences on adjoining lots.
5. That no cows, horses, goats, swine, hens or dog kennels shall at any time be kept or maintained on said lots or in any buildings thereon.
6. The exterior or any building constructed on the premises shall be completed within one (1) year from the date of issuance of the City of Waterville building permit.

Reference is made to a City of Waterville Certificate of Variance dated October 14, 1987, and recorded in the Kennebec County Registry of Deeds in Book 3255, Page 248.

Being the same premises conveyed to Daniel H. Pinnette by Warranty Deed of Daniel H. Pinnette and Jeffrey S. Jacques dated February 16, 1988, and recorded in the Kennebec County Registry of Deeds in Book 3308, Page 118.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said LARRY SACHS, ANITA SACHS and ROGER ST. AMAND, as tenants in common, their heirs and assigns, to them and their use and behoof forever.

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AND I do COVENANT with the said Grantees, their heirs and assigns, that I am lawfully seized in fee of the premises; that they are free of all encumbrances, EXCEPT AS AFORESAID; that I have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that I and my heirs shall and will WARRANT and DEFEND the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I the said DANIEL H. PINNETTE have hereunto set my hand and seal this 8th day of April, 1988.

Signed, Sealed and Delivered
in the presence of

[Signature]

[Signature]
Daniel H. Pinnette

STATE OF MAINE
COUNTY OF KENNEBEC

Date: April 8, 1988

Personally appeared the above named DANIEL H. PINNETTE and acknowledged the above instrument to be his free act and deed.

Before me,

[Signature]
Notary Public

Print Name *[Signature]*

My Commission Expires *[Signature]*



RECEIVED KENNEBEC SS.

1988 APR 12 AM 9:00

ATTEST *[Signature]*
REGISTER OF DEEDS